

# FOR SALE

Office / Redevelopment opportunity

**38 A/B Hunter Street, Kirkcaldy, KY1 1ED**



- **Prominent location on Hunter Street**
- **Parking to rear**
- **Located within a mixed residential and commercial area**
- **In close proximity to Kirkcaldy High Street**
- **Office extends to 262.19 sq m (2,821 sq ft) all on a site extending in total to 346 sq m (3,724 sq ft).**
- **Kirkcaldy bus station within walking distance**
- **Current rent passing on the ground floor £12,000 per annum exclusive**
- **Offers in the region of £150,000 exclusive**



## VIEWING & FURTHER INFORMATION:

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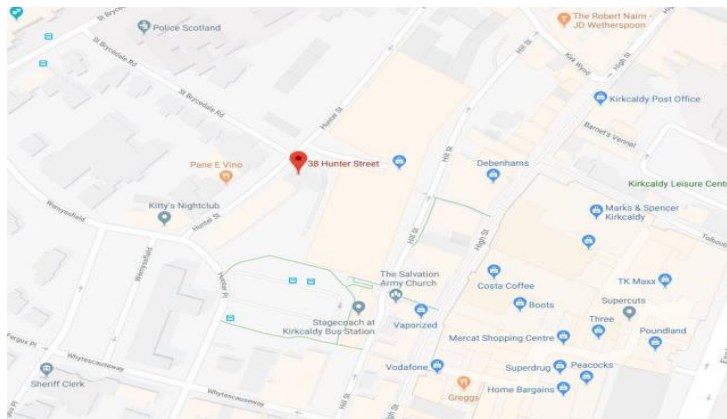
## Office / Redevelopment opportunity

**38 A/B Hunter Street, Kirkcaldy, KY1 1ED**

### LOCATION

Kirkcaldy is one of Fife's principal centres having a resident population of approximately 50,000 persons and a further catchment area now estimated to be in excess of 150,000. The town benefits from an excellent communications system having a mainline railway station with regular services to Edinburgh and the rest of Fife on the Fife Circular Route.

The subjects are situated on the south side of Hunter Street which is in close proximity to Kirkcaldy Town Centre. Hunter Street is one of the secondary retailing thoroughfares within the town centre. Nearby occupiers include First Mortgage, Bryson and Hare and Support in Mind Scotland.



### DESCRIPTION

The subjects comprise the ground and first floor of a two-storey end terraced building of stone construction surmounted by a pitched and slated roof.

Internally, the ground floor level has two separate offices with WC facilities. Black and Guild Solicitors occupy the larger office on the ground floor which is partly open planned with individual offices. The upper floor comprises cellular offices rooms, kitchen and WC facilities.

### ACCOMMODATION

We have calculated the net internal floor areas as follows:

Description	Sq m	Sq ft
Ground Floor 38	117.13	1,260
Ground Floor 38 A	35.93	386
First floor 38 B	109.13	1,175
<b>Total</b>	<b>262.19 sq m</b>	<b>2,821 sq ft</b>

The property benefits from parking to the rear.

### PRICE

Our client is seeking offers in the region of £150,000 exclusive.

### TENURE

Freehold (heritable).

### VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

### RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a Rateable Value of;

- 38A £11,600
- 38B £11,850

### LEASE TERMS

Ground floor, 38 Hunter Street;

- Let to Black and Guild Solicitors
- Currently on tacit relocation
- Passing rent £12,000 per annum exclusive

### EPC

Rating F.

### LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction and any LBTT, registration dues and any VAT incurred thereon.

### MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

### PLANNING

Interested parties should make their own enquiries to the local planning authority, Fife Council, in relation to any proposed uses for the site, however it is anticipated that a range of commercial uses may be acceptable on the ground floor and residential or commercial on the first floor.



### VIEWING

For further information or viewing arrangements please contact the sole agents:

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